



## RIVER VALLEY RANCH

### RIVER VALLEY RANCH MASTER ASSOCIATION (RVRMA) BLOCK F AND BLOCK A PAINTING CONTRACT INCLUSION POLICY

The River Valley Ranch Master Association (RVRMA) has a declaration of protective covenants, bylaws and rules and regulations. Article 9.9 of the Declaration (***Power to Adopt Master Rules and Regulations***) empowers the Board of Directors to adopt, amend, repeal and enforce such Master Rules and Regulations as the Executive Board may consider necessary, desirable, or appropriate with respect to the operation of the master Association.

As per Section 3.3(b) of the Amended and Restated Master Declaration of Protective Covenants for River Valley Ranch whereby the Master Association is responsible for periodically repainting the residences in Tracts A (The Settlement) and F (Old Town); The Executive Board deems it necessary to amend the policy related to incidental exterior wood or composite building material repair and/or replacement. Therefore, the following policy and procedure will govern the residences in Tract A (The Settlement) and Tract F (Old Town).

#### THE POLICY AND PROCEDURE

##### **Overview**

*It is preferable that homeowners maintain the integrity of their home's siding on an ongoing basis. While painting/staining of homes within Blocks A & F are funded via each Block's specific reserve funding, siding/exterior repairs are the full responsibility of the homeowner. This policy is intended to address siding repairs that would be needed to ensure the effective performance of painting/staining within contract. In conducting their own repair/maintenance, an owner can effectively seek their own contractors, best ensuring that they have confidence and control over both the price, and the quality of work. Necessary gutter repairs and repairs to sprinkler systems should be maintained by the homeowner to avoid siding damage. Should sprinklers maintained by the association need adjustments, it is the homeowner's responsibility to bring this to the attention of the Irrigation team and ensure proper adjustments are made. Should the owners wish to substantially change their irrigation system to better avoid water damage, any costs beyond the maintenance of the **currently installed** irrigation system shall be the responsibility of the owner.*

*Note: 3.33 of the Master Declaration concerning irrigation systems: "All Owners hereby assume any risk involved with respect to the Irrigation System and hereby acknowledge that the Master Association, the Declarant, the Golf Owner, and the Town shall not have any responsibility or liability of any kind to any Owner who incurs any loss, damage, cost or expense arising from or relating to said Irrigation System..."*

*No owner shall have any right to claim, assert, or recover any allowance, reimbursement, repair, correction, or maintenance obligation based on any prior policy, practice, custom, interpretation, or alleged failure to act by the Association.*



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### **Concerning Block A (The Settlement):**

There will be a \$750 wood or composite material repair and/or replacement allowance allocated to any homes receiving service during that calendar year. This \$750 allowance is to be paid from the Settlement Reserve Fund, funded equally by all homeowners within the Settlement. The allowance is strictly intended for work that is incidental to effective performance of the painting/staining contract. Any wood or composite material repair and/or replacement in excess of \$750 identified during the annual review will be the owner's responsibility prior to the provision of paint services.

Owners are encouraged to facilitate repairs on their own and are eligible to be reimbursed (up to \$750) upon submission of proof of work/expense. Should no repairs take place on the part of the property owner, the General Manager will coordinate wood or composite material repair and/or replacement work identified in an annual review prior to the provision of paint services. Should a homeowner commence repairs on their own, the General Manager will visit the property and discuss any need for further repairs incidental to effective performance of the paint/staining contract.

For homes with needed repairs, the Association's selected Contractor will submit estimates for each home's repair/replacement for the General Manager to review. Multiple bids will not be sought on the part of the General Manager/Association. The owner will be notified of the repairs and related expenses required prior to the commencement of painting/staining services. Upon acceptance, the owner will be responsible for all charges above the \$750 allowance. Acceptance of the quote constitutes a direct agreement between the owner and the Association's selected contractor. The owner is solely responsible for all costs exceeding the \$750 allowance and for the contractor's work. The Association and General Manager disclaim responsibility for contractor performance, workmanship, or outcomes, while remaining available to facilitate coordination as needed.

### **Concerning Block F (Old Town):**

In 2025, at the conclusion of a 10-year cycle of painting, the Old Town Advisory Committee asked that the RVRMA Board of Directors amend the Painting Contract Inclusion Policy to exclude the \$750 wood or composite material repair and/or replacement allowance for Block F. This would remove the obligation for Old Town specific reserve dues to pay for a \$750 allowance to any homes painted going forward.

The RVRMA Board of Directors hereby amends the policy for Block F (Old Town) as follows:

Owners are encouraged to facilitate siding repairs on their own, ensuring that exterior siding is maintained regularly. Should repairs be necessary prior to painting and no repairs have taken place on the part of the property owner, the General Manager will coordinate wood or composite material repair and/or replacement work identified in an annual review prior to the provision of paint services. Should a homeowner commence repairs on their own, the General Manager will visit the property and identify further repairs required for the effective performance of the paint contract.



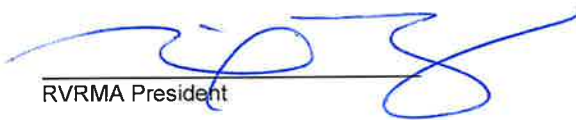
**RIVER VALLEY RANCH**

For homes with needed repairs, the Association's selected Contractor will submit estimates for each home's repair/replacement for the General Manager to review. Multiple bids will not be required on the part of the General Manager/Association. The owner will be notified of the required repairs and related expenses required prior to the commencement of painting services. Upon acceptance, the owner will be responsible for **all charges**. Acceptance of the quote constitutes a direct agreement between the owner and the Association's selected contractor. The owner is solely responsible for all costs and for the contractor's work. The Association and General Manager disclaim responsibility for contractor performance, workmanship, or outcomes, while remaining available to facilitate coordination as needed.

This policy and procedure may be amended from time to time by the Board of Directors.

**PRESIDENT'S CERTIFICATION:**

The undersigned, being the President of the RVRMA certifies that the foregoing resolution was adopted by the Board of Directors of the RVRMA at a duly called and noticed meeting of the Board of Directors held on this date 25<sup>th</sup> day of March, in the year 2026 and in witness thereof, the undersigned has subscribed his/her name.

  
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RVRMA President

03/25/2026  
Date Adopted